

Y TRIBIWNLYS EIDDO PRESWYL
RESIDENTIAL PROPERTY TRIBUNAL
LEASEHOLD VALUATION TRIBUNAL

In the matter of 82 Claude Road, Cardiff, CF24 3QD

And in the matter of section 24 (1) of the Leasehold Reform, Housing and Urban Development Act 1993

REFERENCE: LVT/0013/07/18

PROPERTY : 82 Claude Road , Cardiff, CF24 3QD

APPLICANT: 82 Claude Road Management Limited

RESPONDENTS: Mr. Gurmit Singh Randhawa and Mrs. Harbinder Randhawa

TRIBUNAL: Mr. Andrew Grant
Mr. Mark Taylor

DECISION

The Tribunal determine that the price to be paid for the Freehold reversion of the property is £20,000.00

Reasons

Background

1. This is an application submitted by 82 Claude Road Management Limited (“The Applicant”) seeking a determination of the price to be paid for the Freehold reversion of the property known as and situate at 82 Claude Road, Roath, Cardiff, CF 24 3QD (“The Property”).
2. The Application is made pursuant to section 24(1) of The Leasehold Reform, Housing and Urban Development Act 1993 (“The Act”).

3. The Respondents to The Application are the current Freeholders namely Gurmit Singh Randhawa and Harbinder Randhawa ("The Respondents").
4. The Application is dated the 20th June 2018 and was received by the tribunal on the 2nd July 2018.
5. The Applicant contended that the appropriate price to be paid for the Freehold reversion was £5,564.00 whilst the Respondent contended that the appropriate price to be paid was £23,350.00.
6. The tribunal issued directions on the 6th July 2018.
7. The matter was listed for an inspection and hearing on the 12th September 2018.

Inspection

8. The Inspection took place at 09-30 on the 12th September 2018. The Applicant was represented by its surveyor, Mr Martin Cotsen. There was no attendance by the Respondents.

The Property

9. The property is located within an established area for student accommodation with the majority of the properties converted into flats and houses in multiple occupation.
10. The subject Property was originally a Victorian semi-detached 3 storey single residential property with a decorative stone façade and sandstone detail to the window openings and quoins. The external windows and rainwater goods are UPVC.
11. The Property has a small garden to the front with a side entrance providing access to the rear where there is a small courtyard garden. The side entrance also provides access to flat 4 which is situated to the rear of the building.
12. The subject Property consists of 4 self - contained flats.
13. The front door gave access to the common hallway of the Property. The common parts were basically decorated with papered and plastered walls with the original decorative floor tiles remaining. There is a narrow staircase leading to the upper floors of the Property. There was no apparent lighting and the hallway was in total darkness making it unsafe to access the upper floors for the purposes of inspection.
14. Attempts were made to contact the Tenants for the purpose of inspection but the only occupier at home was the occupier of Flat 1 which is situated on the ground floor.

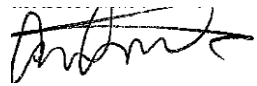
15. Flat 1 comprises one bedroom, lounge/diner, kitchen and bathroom which is arranged from a small central lobby / corridor. It is generally finished with papered and painted walls and ceilings.
16. Central heating and hot water is provided by means of a gas boiler.
17. The kitchen is accessed from the lounge and comprises a galley type kitchen with fitted units and cupboards with integrated gas cooker and hob. There was a free standing refrigerator and washing machine.
18. The Lounge/Diner (used as a bedroom by the current occupant) is of an average size with wood finish to the floors. There is evidence of water ingress / dampness to the reveal of the window and there was a musty damp smell throughout the flat.
19. The front room is the bedroom which, although not currently utilised as a bedroom, is of a reasonable double size and is finished in carpet to the floor.
20. The bathroom is located to the rear of the lobby and comprises a three piece suite with shower over the bath. There are floor and full height wall tiles. The room is of reasonable size and is functional but is decoratively tired. Ventilation is via a powered fan unit as there are no windows in the room.

The Hearing

21. At the hearing the Applicant was represented by its surveyor, Mr Martin Cotsen. The Respondents were represented by their surveyor, Mr Geraint Evans.
22. At the start of the hearing the parties informed the tribunal that they had managed to reach agreement on the price to be paid for the Freehold reversion of the Property.
23. The tribunal asked the parties to provide a copy of the agreed calculations for consideration. The tribunal was informed that the calculations had not been prepared but could be prepared quite quickly. With that in mind the tribunal adjourned the hearing for 30 minutes to enable the parties to finalise their calculations.
24. When the parties returned they handed the calculations to the tribunal. The tribunal was informed that the agreed price to be paid was £20,000.
25. After considering the calculation and having regard to the level of agreement reached between the parties the tribunal determined that the price to be paid by the Applicant to the Respondents for the Freehold reversion of the Property was £20,000.

26. The tribunal enquired as to whether there were any further matters for consideration and it was confirmed that there were no further matters that required determination.

Dated this 11th day of October 2018

A handwritten signature in black ink, appearing to read 'A Grant', written over a horizontal dashed line.

A Grant

Chairman